

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Apple Street Pearcedale VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Pearcedale

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 Hastings Street Pearcedale VIC 3912	\$610,000	26-Mar-21
29 Pearcedale Road Pearcedale VIC 3912	\$610,000	29-Mar-21
15 Queens Road Pearcedale VIC 3912	\$625,000	12-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 June 2021



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zebra
PROPERTY MANAGEMENT

BOOK AN INSPECTION ONLINE!

Go to our website zebra.view.com.au, find a property you would like to view
A press the **Book Inspection** button to register a time that best suits you.

**3 Hastings Street Pearcedale VIC
3912**



3



2



2

Sold Price

\$610,000

Sold Date

26-Mar-21

Distance

0.63km



**29 Pearcedale Road Pearcedale VIC
3912**



-



-



-

Sold Price

^{RS} **\$610,000**

Sold Date

29-Mar-21

Distance

0.7km



**15 Queens Road Pearcedale VIC
3912**



2



2



1

Sold Price

\$625,000

Sold Date

12-Feb-21

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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